



Brandi May, Chair
Kevin Whipple, Vice Chair
Mike Ferguson, Treasurer
Rachel Butler, Secretary
Mary Baldwin
Patrick Gallagher
Robert Sterling

HPC MEETING MINUTES July 21, 2020

8:00 A.M.

Darryl Simmons opened with Governor's statement @ 8:05am

- Pursuant to Governor Kemp's Executive Order Number 03.14.20.01 declaring a Public Health State of Emergency and in accordance with O.C.G.A. §50-14-1 et seq., as may be amended or extended, this public meeting is only being conducted via the use of real-time telephonic technology allowing the public simultaneous access to the public meeting.

I. Brandi May officially called the meeting to order @ 8:06am

- A. In attendance: Brandi May, Kevin Whipple, Mike Ferguson, Rachel Butler, Mary Baldwin, Patrick Gallagher, Robert Sterling
- B. Not in attendance: None

II. Approval of Minutes – February 18, 2020

- A. Patrick Gallagher requested correction regarding reference to Mike Ferguson versus Mike Iglesias.
 - i. Mike Ferguson seconded
 - ii. Motion approved 4-0

III. Financial Report

- A. Darryl updated commission on financial report
 - i. Kevin Whipple moved to approve financial report
 - ii. Patrick Gallagher seconded
 - iii. Motion approved 4-0

IV. Old Business- None

VI. New Business-

- Revised CBD project proposal- 2985, 3007 Cherokee Street, parcel 125 LL138-applicant Sanctuary Development LLC- Old Cherokee Project
 - Chad Howie: discussed revisions to site and no longer moving the houses to the other side of the street. According the research on site, the road is coming sooner through the site. 1890 Galt House and Grambling Houses will remain in their current location. Previously Mr. Howie received approval of townhomes and wants to change to be single family homes
 - Kevin Whipple asked what is located behind the Grambling House
 - Chad Howie responded with it is open space
 - Patrick Gallagher asked about the fence around the pool.

- Chad Howie responded with 8'-0" fence not seen from Cherokee St. pickets no larger than code required
- Brandi May asked Darryl Simmons if he could look up the requirements of what was previously approved
- (while Mr. Simmons was looking for them) Kevin Whipple asked if the 1890 Galt and Grambling houses will not be moved, will improvements to the house still be made
- Chad Howie renovations will be made since no longer moving them. The trim board is rotted, and windows are in disrepair
- Mike Ferguson asked how many designs will be in this new package
- Chad Howie answers 6 different plans
- Darryl Simmons found previous approved HPC minutes from 2018.
 - Oct 16 2018: Old Cherokee Street Project conditions were as follows:
 1. Submit updated site plan at proposed relocation parcels indicating parking and setbacks in relation to existing buildings.
 2. Submit credentials, prior historic relocations from proposed relocation company along with detailed report on project specific moving methodology.
 3. Follow Section 8.3 in it's entirely with special focus on documentation of existing buildings prior to relocation.
 4. Submit written documentation for proposed exterior modifications, finishes prior to relocation including composite rendering at final resting place of building.
 5. Plaques to be relocated in a prominent location.

Old Cherokee new residential component for development stipulations as approved in 2018:

1. HPC shall be presented design/project updates at 25%, 50%, 75%, and 100% completion for review and comment.
2. Designer shall review and reference the HPC Design Standards throughout all design phase updates and demonstrate compliance.
3. Designer shall present at next project update meeting to describe design intent and compatibility with the district.
 - Brandi May discusses that the buildings need update modifications to the houses
 - Darryl Simmons in agreement applicant will need to update commission on modifications
 - Kevin Whipple added that each house needs to be separately introduced
 - Chad Howie replies that a detail narrative including materials has already been submitted for the 1890 Galt House and Grambling House. The COA has been based off the previously approved detail narrative with historic photos
 - Darryl Simmons agrees with Mr. Howie
 - Kevin Whipple makes a motion
 - Previous approved Oct 2018 conditions will remain as follows
 1. Update site plan w/ parking & setbacks
 2. Written documentation with all exterior modifications for historic buildings.
 3. Plaques for the historic buildings to be placed at site
 4. Separate reviews for new single family homes and landscaping plan to be presented to the HPC for review and approval
 - Patrick Gallagher seconds
 - Motion approved 6-0

- 2871 Cherokee St- accessory cold storage building-applicant Common Grounds Coffeehouse
 - Darryl introduces Dale Hughes and Renee Fowler
 - Dale Hughes starts with a little background information of the progression of this project. They have applied for National Registry of the historic church building. The craft & coffee shop (Apotheos), which is in the upper main sanctuary. 1808 is the highest point on Kennesaw Mountain and is the name of the wedding event space. They have department of agriculture approval. Also, the company donates to MUST Ministry. To the left of the site is the church and temporary cold storage would be behind the house on the right, which temporary houses people in need. The company plans on branching out to make a common ground plaza, once the city relocates Sardis St. Applicant sent photos of the site
 - Mary Baldwin applies that the commission did not receive the photos
 - Darryl Simmons replies that he will send them out to help the board with clarification
 - Dale Hughes lets the commission know that the temporary cold storage will be 40'-0" length x 9'6" tall and to help conceal the unit to wrap it with the company logo
 - Darryl Simmons recommendation from the city is 3 year extension of temporary structure for this use particular issue
 - Dale Hughes agrees with Darryl and the city recommendation
 - Brandi May adds request that yearly updates be made, which Dale Hughes agrees with
 - Brandi also states that the company shall be considerate of the neighbors Horn Music, which Dale Hughes expresses willingness to work with any concerns they have regarding the temporary structure
 - Mary Baldwin asks if this temporary structure is a tractor trailer with a sign on it? And does it have a generator?
 - Dale Hughes says it is a technological temporary structure facility that will plug into the church
 - Kevin Whipple shares his screen to get a more precise location on this temporary structure, which Dale Hughes directs Kevin Whipple of the location
 - Kevin Whipple asks the question of does this fall under billboard and signage ordinance?
 - Darryl Simmons answers yes but the signage can be handled administratively and will be approached as a project update
 - Kevin Whipple informs the board that there is a storage unit outside the Nest and that this could set a precedent
 - Darryl Simmons explains that because of downtown structures being historic and limited space, exterior storage in downtown is a reality. Although the city, likes to work with the client to find an exterior storage facility that is hidden and/or screen with HPC guidelines taken into consideration
 - Dale Hughes adds that the temporary exterior storage will be moved into the building on the right, once the Sardis St. is realigned
 - Mike Ferguson asks why the sign has to be so big.
 - Dale Hughes explains that the A&M sign (5'-0"x8'-0") and if the HPC is ok with the wrap being smaller and something he can peel off for future events that would save him money
 - Kevin Whipple asks about the timeline of when is the building to arrive
 - Dale Hughes explains it is already there
 - Kevin Whipple makes a motion to approve the location of temporary structure with updates every 12 months with city and graphics to be approved by city
 - Mary Baldwin seconds
 - Motion approved 6-0

- 2950 Cherokee St (Lazy Labrador Coffee House)- exterior improvements and landscaping- applicant Rebecca Calbert
 - Robert 'Bobby' Milani is the owner of Lazy Labrador Coffee House. They would like to bring everything up to code on the exterior of the building and bring it back to its Queen Anne craftsman style home. Bobby Milani has provided the HPC with a details landscaping plan including a fenced area for people to be with their dogs and a fire pit as well
 - Brandi May asks about the material of the windows.
 - Bobby Milani windows will be replaced based on HPC standards. All windows will be replaced with vertical mullions
 - Patrick Gallagher will all windows be the same style?
 - Bobby Milani answers yes. Currently all windows are not operable. Windows on the first floor will be tempered glass but not on the second floor
 - Brandi May asks will there be any other exterior changes.
 - Bobby Milani explains that modifications are to only improve the building. Roofing material will be aluminum such as a farmhouse
 - Kevin Whipple adds that a portion of the roof is asphalt shingles
 - Bobby Milani explains that 98% of the roof will stay intact, but those areas will be replaced with asphalt shingles. He let the HPC know about (2) Mongolian trees removed because of disease and that some ferns will have to be removed for an ADA sidewalk
 - Kevin Whipple asked about the colors.
 - Bobby Milani described the location of the different paint colors
 - Mary Baldwin made Bobby Milani aware that, according to the HPC standards, there are no requirements for paint colors, Brandi May agreed
 - Mary Baldwin makes a motion with no restrictions w/ project updates
 - Robert Sterling seconds
 - Motion approved 5-0

VII Certificate of Appropriateness - Administrative Approval by Staff and Chairperson-

- 2976 N. Main Street- Tree removal – applicant Kristin & Dane Thomas
 - Tree killing grass and replacing w/ Dogwood tree
- 2741 Summer St.- Tree removal- applicant Joshua Butler
 - 3 trees on N. Main St. and arborist agrees that trees are harmful location to the house. Future improvements will be brought to HPC regarding decking rotting issues and landscaping

VIII Discussion

- Properties of Concern
 - Brandi May brought up the Galt House and Grambling House. The houses are in disrepair and grass needs to be cut

IX Public Comments

- Rachel Butler brings up a possible concern on increasing the size of the historic district in Kennesaw and including more houses. Should we consider what portion of the house is historic? Parts of the district has had the home added on to is the whole house considered historic, mainly concerning windows.

- Patrick Gallagher brings up that any window being replaced needs to come up to HPC standards
- Darryl Simmons references that sometimes the ratings and building codes for residential and commercial consumer industry currently adopted can be too expensive for consumers.
- Kevin Whipple referenced Mary Baldwin's previous comment, if you purchased in a historic district you will have to keep with certain standards just like you would if you were in a HOA community.

X Planning & Zoning Administrator Comments- no comments by city staff

Adjourn – meeting adjourned at 10:35 am

**The next scheduled meeting of the Historic Preservation Commission will be
Tuesday August 18, 2020**

NOTICE: Any person who desires to appeal any decision from this meeting will need a record of the proceedings, and for the purpose may need to insure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based. The Agenda is designed to make more efficient use of the HPC's time. It is not designed to curtail discussion or input. If you need special accommodations to attend or participate in our meetings, please contact City Hall at least 24 hours in advance of the specific meeting you are planning to attend.